



All original copies of survey maps and descriptions prepared by the surveyor and firm whose names appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.

G CURTIS SURVEYORS, LLC
T.B.P.L.S. Surveying Firm No.10194225
P.O. Box 471787 817/334-0381
Fort Worth, Texas 76147-1408

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within 90 days after date of approval.

Plat Approval Date: Sept. 30, 2019

By: Donald R. Boren Chairman
By: Mary Elliott Secretary

0.3053 ACRES/13,300 SQUARE FEET - LOT 20-R-1
0.0046 ACRES/200 SQUARE FEET - ALLEY R.O.W. DEDICATION
0.3099 ACRES/13,500 SQUARE FEET - TOTAL LOTS 20 & 21

OWNERS AT TIME OF PLATTING
BEATRIZ NUNEZ
FRANCISCO NUNEZ
3616 STANLEY AVENUE
FORT WORTH, TEXAS 76110

THIS PLAT WAS FILED UNDER DOCUMENT
NO. D219222415, DATE: 09/30/19

NOTES:

- 1) BEARINGS ARE BASED UPON THE GPS-DERIVED STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NAD 83.
- 2) DISTANCES IN PARENTHESES () ARE PLAT CALLS FOR DISTANCE.

Building Permits

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

Water / Wastewater Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon Schedule I of the current impact fee ordinance. The amount to be collected is determined under Schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

Construction Prohibited Over Easements

No permanent structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, or other utility easement of any type.

Sidewalks

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

Parkway Permit

"Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit."

Utility Easements

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Transportation Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

Covenants or Restrictions are Un-altered

This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

Private Maintenance Note

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

Site Drainage Study

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

Floodplain Statement

The subject property by scaled location lies within Zone X (unshaded) area determined to be outside the 2% Annual Chance Floodplain as depicted by Flood Insurance Rate Map No. 48439C0305L, revised March 21, 2019.

FS-19-172

PLAT OF LOT 20-R-1, BLOCK 7, UNIVERSITY HILL

an Addition to the City of Fort Worth,
Tarrant County, Texas,

being a revision of Lots 20 and 21, Block 7, University Hill,
according to the plat recorded in Volume 388, Page 28, Tarrant County
Plat Records.

FS-19-172

Compiled from records and surveys made
on the ground under my supervision.

G CURTIS SURVEYORS, LLC
TBPLS Firm No. 10194225

Gerald A. Curtis
Gerald A. Curtis, RPLS
Texas Registration No. 1640
2 August 2019